

Docket Item # 8  
SPECIAL USE PERMIT #2003-0113

Planning Commission Meeting  
February 3, 2004

**ISSUE:** Consideration of a request for a special use permit to operate an overnight and day care facility for dogs and for a parking reduction.

**APPLICANT:** K&B Management, LLC  
By Paul J. Haire

**LOCATION:** 2000 Jefferson Davis Highway

**ZONE:** CSL/Commercial Service Low Zone

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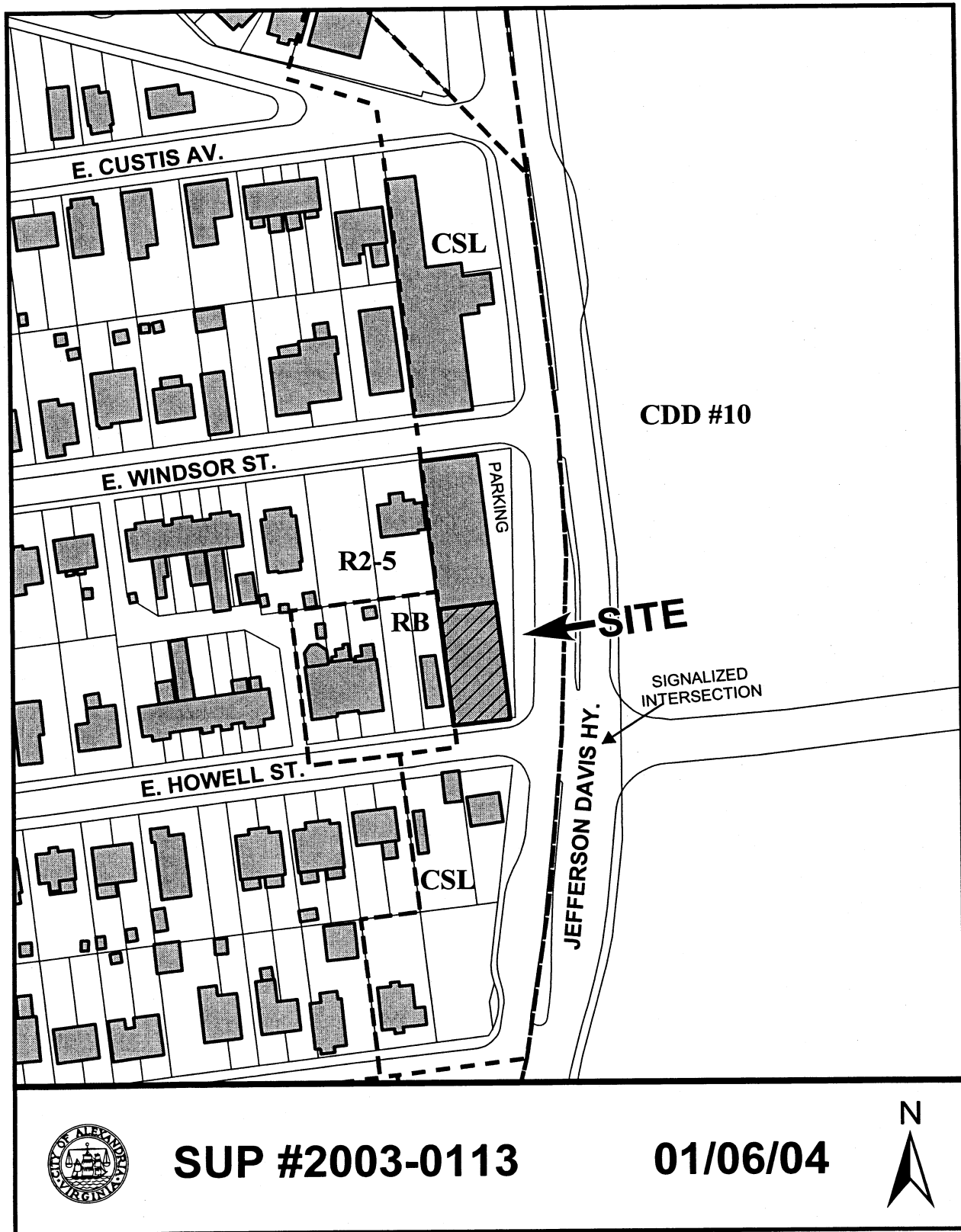
**PLANNING COMMISSION ACTION, FEBRUARY 3, 2004:** On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendation, and to amend Conditions #2 and #7. The motion carried on a vote of 7 to 0.

**Summary:** The Planning Commission agreed with the staff analysis. The Commission agreed with the applicant's request to change the hours of operation and the condition regarding landscaping to be consistent with what City Council recently approved for another tenant space in the same building (SUP#2003-0106).

**Speakers:**

Paul Haire, the applicant, spoke in support of the application. He requested that Condition #2 of the staff report regarding hours be amended to allow for a 10:00 p.m. closing hour instead of 6:30 p.m. to accommodate later pick-up and drop-off of dogs.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the permit conditions found in Section III of this report.



**I. DISCUSSION:**

**REQUEST**

The applicant, K&B Management, LLC, requests special use permit approval for the operation of a dog kennel located at 2000 Jefferson Davis Highway. This industrial noncomplying use is allowed only with a special use permit.

**SITE DESCRIPTION**

The subject property is one lot of record with approximately 231 feet of frontage on Jefferson Davis Highway, 51 feet of depth along Howell Avenue and 77 feet along Windsor Avenue, and a total lot area of 15,160 square feet. The site is developed with a two story 11,270 square foot commercial/industrial building and a parking lot. The building is divided into four interior tenant spaces; the proposed use will occupy the southernmost space which includes 4,600 square feet. All parking is located at the front of the building along Jefferson Davis Highway. Although the parking lot is currently not striped, the applicant anticipates that approximately 13 spaces can be accommodated on site for the entire building. There are three curbcuts that provide access to the property.

**SURROUNDING USES**

Residential properties are located south and west of the subject site. A florist business is situated to the north and the Potomac Yard occupies the area east of Jefferson Davis Highway. The adjacent tenant space within the subject building was recently approved to operate as the private/fraternal club "Stepping Stones," (SUP#2003-0106).

**PROJECT DESCRIPTION**

The applicant proposes to operate a facility for dogs providing overnight accommodation, day care, retail sales of pet supplies, grooming, training, pet transportation to and from the facility, pet medical care for non-veterinary personnel, and off-site canine care. The applicant provided the following information on the specific aspects of the operation:

- Capacity: The facility will have space for a total of approximately 60 dogs at any one time, although only approximately 40 dogs are anticipated for overnight care.
- Hours: The facility will be open to the public between 6:30 a.m. and 6:30 p.m. Monday through Saturday. The overnight boarding is proposed to be in operation 24 hours a day, 365 days a year.
- Employees: Three staff persons will be present between 6:30 a.m. and 6:30 p.m. Two staff persons will be present from 6:30 p.m. to 10:00 p.m., and one staff person will be present from 10:00 p.m. to 6:30 a.m. There will also be staff that conduct off-site services, such as dog walking and overnight sitting who may occasionally visit the facility to conduct business.

- Patron Visits: The applicant anticipates approximately 50 cars visiting the site during peak hours, between 6:30 a.m. and 9:30 a.m. when dogs will be dropped off for daytime care and between 4:30 p.m. and 6:30 p.m. when dogs will be picked up.
- Noise: Dogs are proposed to remain indoors, except when taken to area dog parks. The building is made out of cinder block construction, and the applicant does not expect noise from dogs to be heard outside the building. According to the applicant, noise was not an issue when the building was occupied by prior tenants who had loud machinery such as saws, lathes, and printing presses.
- Odors: The applicant proposes to install an air purification system for the interior, and any remaining odors will be vented to the Route 1 side of the building. Plans for these systems were not submitted with the application, but will be required as part of the building plan submission.
- Trash: The applicant anticipates minimal paper, trash and canine excrement. Paper trash will be placed in rolling carts similar to those provided by the City to residents. The dumpster is located at the front of the building, and trash will be picked up weekly. Excrement will be flushed into the sewer system.
- Litter: The applicant does not expect litter to be generated from the business. However, the building will be patrolled for litter regularly.
- Safety: Dogs will be kept inside behind at least two doors to ensure that none escape.
- Dog Walking: According to the applicant, employees walking dogs outdoors will strictly adhere to all regulations regarding curbing, cleaning up, and maintaining the allowable ratio of dogs to handlers. Dogs will be walked to the Simpson dog park, the animal hospital if necessary, and through the neighborhood. The dog exercise area at the WO&D at Randolph is also in the near vicinity and could be used by the dogs.

#### PARKING

There are no parking requirements specified for a dog facility and overnight kennel in the zoning ordinance. However, overnight kenneling is identified as an industrial use in the ordinance. Industrial uses, other than long term storage, have a parking requirement of 1.1 spaces for every 400 square feet. Staff found that the parking impacts for the subject use would be most similar to an industrial use, and has used the industrial requirement to conclude that 13 spaces would be required under the zoning ordinance. The applicant intends to designate five parking spaces on the premises for use by the canine center, eight parking spaces short of the requirement. Therefore, the applicant requests a parking reduction of eight spaces.

The applicant justifies the parking reduction by stating that patron visits will be staggered during peak times, with patrons on site for less than five to ten minutes. Peak hours for patron visits are anticipated to be in the morning between 6:30 a.m. and 9:30 a.m. when patrons are dropping off their dogs for care, and in the afternoons between 4:30 p.m. and 6:30 p.m. when patrons are picking up their dogs.

#### NEIGHBORHOOD

The Del Ray Land Use Committee met and informed staff that it supports the application, with conditions regarding the applicant encouraging employees to use public transportation and installing landscaping and dumpster screening.

#### ZONING

The subject property is located in the CSL/Commercial Service Low zone. The space was previously occupied by an industrial print shop, a noncomplying use. According to Section 12-302 (B)(2) of the zoning ordinance, a noncomplying use may be changed to another noncomplying use only with a special use permit. In this case, the applicant requests to change from the previous industrial printing facility to a canine kenneling facility, a use only allowed in the I/Industrial zone.

#### MASTER PLAN

The proposed use is Potomac West Small Area Plan chapter of the Master Plan, which designates the property for commercial low use.

## **II. STAFF ANALYSIS:**

Staff does not object to the proposed canine facility providing overnight kenneling and dog day care at 2000 Jefferson Davis Highway. The dog facility will provide a service that does not currently exist in the area to neighborhood dog owners. Staff finds that it is a creative use of an old industrial building that could be difficult to retrofit for other types of uses. In addition, there are few locations available in the city for such uses which the city has an interest in providing for its citizens.

Staff is concerned about the request for a parking reduction. Although the applicant states that patron visits will most likely be staggered during peak hours, the applicant anticipates approximately 50 patron trips during these hours, which could create a congested situation, particularly since there are no on-street parking spaces in front of the business to absorb potential overflow. Any overflow parking will likely go into the neighborhood, probably along Howell Avenue which is also limited because it has parking on only one side of the street. In addition, of the five spaces proposed to be designated for the use, employees who drive will also be using the parking, reducing the number of spaces actually available for patron use.

On the other hand, any use occupying this tenant space will have a similar parking requirement, and create the potential for some parking congestion. Compared to a retail or personal service use that would have a higher number of employees and more frequent patron visits throughout the day, the

subject use creates less of a parking impact. The applicant also proposes to offer an off-site pick up and drop-off service which will reduce the number of patron vehicles visiting the site during peak hours. In addition, the applicant has identified strategies that will reduce the likelihood of a parking problem at this location, including that employees will use public transportation or bicycles, that patrons dropping off will not be on the premises long and staff will go to the parking lot to retrieve dogs if necessary, and that clients will be offered the option to have dogs picked up from their homes. Therefore, staff is willing to try the parking arrangement as proposed by the applicant, and has included a condition recommending strategies similar to those proposed by the applicant. In addition, staff recommends a one year review to ensure that parking does not become a problem.

Staff is also concerned about the overall appearance of the old industrial building, which is not landscaped and does not have striped parking spaces. Therefore, staff recommends that the applicant provide and maintain landscaping and stripe the parking lot. Staff also recommends that the five parking spaces for use by the applicant be designated by paint or signs. Similar conditions were also imposed on the recently approved SUP for the fraternal organization "Stepping Stones" to be located in the same building. Finally, staff recommends that the dumpster located at the front of the building be screened.

With these conditions, staff recommends approval of the special use permit.

### **III. PERMIT CONDITIONS:**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours during which the facility is open to the public shall be limited to between 6:30 a.m. and ~~6:30 p.m.~~ 10:00 p.m. daily. Overnight canine kenneling facilities are permitted. (~~P&Z~~) (PC)
3. Five designated parking spaces shall be provided on site, and shall be marked with signs or paint. Parking spaces may be compact in size, and may be tandem if the interior spaces are used by employees. (P&Z)
4. The applicant shall provide a parking schematic for the area in front of the building with space locations, size and backup aisle satisfactory to the Directors of T&ES and P&Z. (P&Z) (T&ES)

5. The applicant shall stripe the on-site parking lot pursuant to the approved parking schematic, and designate those spaces allocated to the canine facility with appropriate enforcement language with respect to towing and citing of vehicles for unlawful use. (P&Z)
6. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey and robbery awareness program for all employees. (P&Z)
7. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The property owner shall invest a minimum of \$2,000 to complete a landscaping improvement project on the southern 20 feet of the property by June 30, 2004. Such a project shall be designed to beautify the site using a design concept based on the WaterWise Garden at the Simpson Park. The implemented plan shall be reviewed during the one year review for this SUP. The property owner shall provide Planning and Zoning with a copy of the landscaping plan by May of 2004. (PC) ~~The applicant shall install and thereafter maintain in good condition landscaping to beautify the site and reduce the appearance of asphalt, which shall be to the satisfaction of the Directors of Planning and Zoning and the Department of Recreation, Parks, and Cultural Services. (P&Z) (PC)~~
8. Lighting on the property shall be to the satisfaction of the Department of Transportation and Environmental Services in consultation with the Chief of Police. (P&Z)
9. The applicant shall conduct staff training sessions on an ongoing basis, including as part of any employee orientation, to discuss all special use permit provisions and requirements. (P&Z)
10. The applicant shall encourage its staff and members to use mass transit or to car pool when traveling to and from the facility, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and the advertising of car pooling opportunities. (P&Z)
11. The applicant shall screen the dumpster to the satisfaction of the Director of Planning and Zoning. (P&Z)
12. The applicant shall implement a parking management plan to prevent vehicular stacking and congestion in the parking lot and surrounding neighborhood to include, but not limited to, the following strategies:
  - A) Encouraging staff to use public transportation or bicycles (as discussed in condition #10);

- B) Posting a 15 minute maximum time limit for customer parking, and providing information to customers regarding enforcement language with respect to towing and unlawful use;
  - C) Offering a service to pick up and drop off dogs at their place of origin. (P&Z)(T&ES)
13. The applicant shall comply with the guidelines for dog handlers in dog exercise areas found in the Master Plan for Dog Exercise Areas and Fenced Dog Parks. (Recreation, Parks and Cultural Activities)
14. The Director of Planning and Zoning shall review the special use permit one year after the use is operational and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Valerie Peterson, Urban Planner.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.



#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- F-1 Availability of on street parking in the neighborhood of this facility is very limited.
- F-2 T&ES believes that some clients may park along the Crescent Properties access road on the east side of J.D. Hwy. while doing business. Although the Howell Avenue intersection is signalized and has pedestrian controls T&ES still has concerns regarding client safety when crossing Route #1.
- R-1 Provide a parking schematic for the area in front of the building with space locations, size and backup aisle satisfactory to the Directors of T&ES and P&Z.
- R-2 The applicant shall implement a parking management plan to prevent vehicular stacking and congestion in the parking lot and surrounding neighborhood to include, but not limited to, the following strategies:
  - A) Encouraging staff to use public transportation or bicycles;
  - B) Posting a 15 minute maximum time limit for customer parking, and providing information to customers regarding enforcement language with respect to towing and unlawful use;
  - C) Offering a service to pick up and drop off dogs at their place of origin.

##### Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Crime Prevention Unit Of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

**The following recommendation related to site lighting has not been included as a condition; rather, staff has recommended that the applicant maintain lighting to the satisfaction of the Director of T&ES in consultation with the Chief of Police, which will likely result in lower lighting levels than recommended by the Police.**

- R-3 Lighting for the parking lot is to be a minimum of 2.0 foot candles minimum maintained.

Recreation, Parks and Cultural Activities

- R-1 The applicant shall comply with the guidelines for dog handlers in dog exercise areas found in the Master Plan for Dog Exercise Areas and Fenced Dog Parks.

Animal Welfare League of Alexandria

- C-1 The applicant is required to comply with the Virginia Department of Agriculture and Consumer Services Division of Animal Industry Services laws regarding Animal Care, Control, Property and Protection Laws of Virginia regarding Boarding Establishments (Article 3.1).

# APPLICATION for SPECIAL USE PERMIT # 2003-0113

[must use black ink or type]

PROPERTY LOCATION: 2000 Jefferson Davis Highway

TAX MAP REFERENCE: 035 01-11-14 ZONE: CSL

APPLICANT Name: K & B MANAGEMENT LLC

Address: 202 E DEL RAY AVE ALEXANDRIA VA 22301

PROPERTY OWNER Name: K & B MANAGEMENT LLC

Address: 202 E DEL RAY AVE ALEXANDRIA VA 22301

PROPOSED USE: THE DAYTIME CARE AND OVERNIGHT KENNELING OF  
CANINES AND AUXILIARY RETAIL SALES & SERVICES INCLUDING GROOMING & TRAINING.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

PAUL J HAIR  
Print Name of Applicant or Agent

Paul J Hair  
Signature

202 E DEL RAY AVE  
Mailing/Street Address

703 549 0893  
Telephone # Fax #

ALEXANDRIA VA 22301  
City and State Zip Code

11/19/03  
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) ☐ the Owner ☐ Contract Purchaser  
☒ Lessee or ☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

A. MATT KASAP 18 ALEXANDRIA ST ALEXANDRIA VA 22314  
PAUL J HAIRE 1872 NEWTON ST NW WASHINGTON DC 20010  
 \_\_\_\_\_  
 \_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ Yes. Provide proof of current City business license  
☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

### NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

See Attached

## Application for Special Use Permit: Response to Question #3

The applicant wishes to establish a canine care center. The services and sales we intend to provide are

- Daytime play for approximately 60 dogs
- Overnight kenneling for approximately 40 dogs
- Retail sales of pet supplies
- Grooming
- Training
- Pet transportation to and from the facility and to other locations on an as needed basis
- Pet medical care appropriate for non-veterinary personnel
- Off-site canine care (dog walking & overnight sitting)

The premises the applicant is seeking to use is 2000A Jefferson Davis Highway, the southern section of a one story, concrete block warehouse/industrial building. This section is approximately 4600 square feet of the larger approximately 11,250 square foot building. The property is zoned CSL.

Prior to the 1999 purchase of this building by the current owners, the property was used as a manufacturing facility housing industrial saws, lathes, joiners, planers, drills and other woodworking tools. The primary output was dollhouses and other models. A fire gutted the manufacturing facility and the damaged property was immediately marketed as an industrial location. The property was bought and refurbished as warehouse/industrial space by the current owners. After the refurbishment, the tenant secured by the new owners for the subject space, 2000 A, was a large scale printer whose operation included heavy presses. With this application the owners are seeking to, once again, replace one non-complying use with another non-complying use from the same Zoning classification, Industrial.

Parking is a major consideration in evaluating this property. Although the property has 230 feet of frontage on Jefferson Davis and 3 curb cuts that allow ample access and egress, the number of parking spaces available on site is constrained by the odd shape of the lot. It appears that a triangular section of the former parking lot was taken in the relocation of Jeff Davis Highway as it approaches the Monroe Avenue Bridge. The building does not meet the current parking requirements for either CSL or Industrial uses.

The applicant believes that the proposed use as a canine care center would be one of the best uses for minimizing the parking requirements. Patrons are expected to make approximately 50 trips to drop off dogs between the hours of 6:30 AM to 9:30 AM and a second set of approximately 50 trips to pick up their dogs between the hours of 4:30 PM to 6:30 PM. Some provision will be made for patrons who are unavoidably late for picking up their dogs before normal closing but this would be discouraged by charging additional fees for late pickups. The applicant anticipates that patrons would be on site for less than five to ten minutes when dropping or retrieving their dogs. This would have the benefit of allowing the small number of parking spaces available to properly service the center.

At the time of this application the parking for the 11,250 square foot building is unassigned and, even with all sections of the building fully occupied, there have always been spaces available at all times of day. The lot is currently unstriped and appears to accommodate 13 cars. The section to be devoted to the canine care center is approximately 40% of the building and the applicant intends to dedicate 5 spaces to it. Staffing is expected to be 5 or less persons at the peak level when open to patrons and 2 spaces will be dedicated to the staff with 3 expected to arrive by public transportation or walking from the neighborhood. Overnight staffing levels will be one person. Staff that conduct offsite services like dog walking and overnight sitting are not expected to arrive at times when patrons are dropping or picking up dogs nor are they expected to stay for more than a few minutes to conduct their business.

Two important concerns that the applicant will address in the build-out and operation of the canine care center facility are noise and safety. Noise will be addressed by both behavioral measures and, if necessary, by physical modifications. The construction of the building is concrete block with windows that are placed above 7 feet and that face Jefferson Davis Highway. The owners are not aware of any complaints related to the noise of the previous operation of industrial machines by the prior occupants. Behavioral measures include maintaining an adequate employee to dogs ratio to ensure that the dogs understand the dominance of the humans and do not behave in an unruly manner. Dogs that prove troublesome will be isolated and shall not be readmitted to the canine care center. The significant safety concern is the escaping of the dogs such that they might either do harm to the public or be harmed themselves. The center facility will be designed to have no less than two closed doors or gates between where the dogs will be cared for and the exterior of the building. There is no outside area that will be used for the dogs. When dogs are walked by employees, the employees will strictly adhere to all ordinances including curbing, cleaning up and the number of dogs to handlers.

# USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

☒ a new use requiring a special use permit,

☐ a development special use permit,

☐ an expansion or change to an existing use without a special use permit,

☐ expansion or change to an existing use with a special use permit,

☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

30 patrons will drop off and pick up dogs

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

3 staff between 6:30 AM to 6:30 PM, 2 staff from 6:30 PM to 10 PM, 1 staff from 10 PM to 6:30 AM

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Open to Patrons  
Mon - Sat

6:30 AM to 6:30 PM

Dogs on premises  
365 days

24 hours

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Barking dogs fully contained indoors



B. How will the noise from patrons be controlled?

The building is cinder block construction and has been used  
for industrial saws & lathes <sup>PRINTING PRESSES</sup> without prior problems with noise.  
if noise problem occurs additional soundproofing will be added

8. Describe any potential odors emanating from the proposed use and plans to control them:

Air purification system will be installed and  
any odors remaining vented to Route 1 side of  
property

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Minimal paper trash & canine excrement

B. How much trash and garbage will be generated by the use?

Paper trash will be placed in rolling carts similar to  
those provided by City to residences. Excrement will be flushed  
into sewer system.

C. How often will trash be collected?

Weekly

D. How will you prevent littering on the property, streets and nearby properties?

The business does not generate litter. The building  
will be patrolled for litter on a regular schedule  
sufficient to control public litter.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Small quantities of cleaning detergents

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12. What methods are proposed to ensure the safety of residents, employees and patrons?

The primary safety concern is to ensure the dogs cannot escape to harm the public or themselves. There will be at least two doors and one gate between the dogs and the outdoors.

#### ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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# PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

*To be determined by Staff. The ordinance does not specify*

- B. How many parking spaces of each type are provided for the proposed use:

6 Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces.

\_\_\_\_\_ Other.

- C. Where is required parking located? ☒ on-site ☐ off-site (check one)

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None

- B. How many loading spaces are available for the use? \_\_\_\_\_

- C. Where are off-street loading facilities located? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

D. During what hours of the day do you expect loading/unloading operations to occur?

Any loading required will be between 8 AM and 8 PM

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

As appropriate, less than daily probably less than weekly

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Yes, there is 230 feet of frontage on Route 1 for this property & 3 curb cuts.

#### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building?

☒ Yes ☐ No

Do you propose to construct an addition to the building?

☐ Yes ☒ No

How large will the addition be? NA square feet.

18. What will the total area occupied by the proposed use be?

4,600 sq. ft. (existing) + 0 sq. ft. (addition if any) = 4,600 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building ☐ a house located in a residential zone ☒ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☒ other, please describe: building has been in industrial use



Sup 2003-0113



**PARKING REDUCTION SUPPLEMENTAL APPLICATION**

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

A reduction of  
8 spaces 13 are required &  
5 can be provided

2. Provide a statement of justification for the proposed parking reduction.

1) Staff will use public transportation & bicycles.  
2) Clients will be stepping to drop dogs and not leave  
If cars start to line up staff will be out to lot  
to pick up dogs.

3. Why is it not feasible to provide the required parking?

When Monroe Ave bridge was built a part  
of the parking lot was taken

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? ☐ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction. SEE ABOVE #2

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood. SEE ABOVE #2



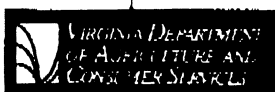
# **2002-2003**

## **Animal Care, Control, Property and Protection Laws Of Virginia**

**Prepared By:**

**The Virginia Department of Agriculture  
and Consumer Services  
Division of Animal Industry Services  
Richmond, Virginia 23219**

**July 1, 2002-June 30, 2003**





**§3.1-796.82. Failure of pet dealer to effect registration after promise; violation of Consumer Protection Act; remedies; veterinary certification; finding of intestinal parasites; illness subsequent to sale.**

- B. The veterinary certification and statement required herein shall be presented to the pet dealer not later than three business days following receipt thereof by the consumer and shall contain the following information:
1. The name of the owner;
  2. The date or dates of the examination;
  3. The breed, color, sex, and age of the animal;
  4. A description of the veterinarian's findings;
  5. A statement that the veterinarian certifies the animal to be unfit for purchase; and
  6. The name and address of the certifying veterinarian and the date of the certification.
- C. A veterinary finding of intestinal parasites shall not be grounds for declaring the animal unfit for purchase unless the animal is clinically ill due to such condition. An animal may not be found unfit for purchase on account of an injury sustained or illness contracted subsequent to the consumer taking possession thereof.

**§3.1-796.83. Remedies cumulative.**

The remedies provided for pursuant to this article are cumulative and not exclusive and shall be in addition to any other remedy provided for by law.

**\* Article 3.1. Boarding Establishments.**

**§3.1-796.83:1. Boarding establishments; veterinary care requirements; consumer notification; penalty.**

- A. When an animal is boarded at a boarding establishment, or under the care, custody or subject to the actions of a groomer, the boarding establishment or groomer shall be responsible for providing the animal care requirements for each animal as specified in §3.1-796.68.
- B. If an animal becomes ill or injured while in the custody of the boarding establishment or groomer, the boarding establishment or groomer shall provide the animal with emergency veterinary treatment for the illness or injury. The consumer shall bear the reasonable and necessary costs of emergency veterinary treatment for any illness or injury occurring while the animal is in the custody of the boarding establishment or groomer. The boarding establishment or groomer shall pay for veterinary treatment of any injury that the animal sustains while at the establishment or under the care or custody of a groomer if the injury resulted from the establishment's or groomer's failure, whether accidental or intentional, to provide the care required by §3.1-796.68; however, boarding establishments and groomers shall not be required to bear the cost of veterinary treatment for injuries resulting from the animal's self-mutilation.
- C. If an animal is seized from a boarding establishment or groomer because of the establishment's failure to provide adequate food, water, shelter, exercise, and care as defined in §3.1-796.66 and required by §3.1-796.68 or because of any other violation of this chapter, the animal shall be returned to the rightful owner as soon as possible or, if the owner refuses to reclaim the animal, be impounded and disposition made pursuant to §3.1-796.115.
- D. Violation of this section by a boarding establishment or groomer is a Class 1 misdemeanor.

**\* §3.1-796.83:2. Written notice of consumer remedies required to be supplied by boarding establishments; penalty.**

- A. A boarding establishment shall give the notice hereinafter set forth in writing to a consumer prior to the consumer's delivery of the animal to the boarding establishment. Such notice shall be embodied in a written document and shall state in ten-point bold-faced type the following:

**NOTICE**

The boarding of animals is subject to Article 3.1 (§3.1-796.83:1 et seq.) of Chapter 27.4 of Title 3.1. If your animal becomes ill or injured while in the custody of the boarding establishment, the boarding establishment shall provide the animal with emergency veterinary treatment for the illness or injury.

The consumer shall bear the reasonable and necessary costs of emergency veterinary treatment for any illness or injury occurring while the animal is in the custody of the boarding establishment. The boarding establishment shall bear the expenses of veterinary treatment for any injury the animal sustains while at the boarding establishment if the injury resulted from the establishment's failure, whether accidental or intentional, to provide the care required by §3.1-796.68; however, boarding establishments shall not be required to bear the cost of veterinary treatment for injuries resulting from the animal's self-mutilation.

- B. In addition, the boarding establishment shall display the following notice, in ten-point bold-faced type, on a sign placed in a conspicuous location and manner at the boarding establishment's intake area:

**PUBLIC NOTICE**

THE BOARDING OF ANIMALS BY A BOARDING ESTABLISHMENT IS SUBJECT TO ARTICLE 3.1 (§3.1-796.83:1 et seq.) OF CHAPTER 27.4 OF TITLE 3.1 OF THE CODE OF VIRGINIA. YOU HAVE SPECIFIC REMEDIES WHEN BOARDING ANIMALS IN THIS OR ANY OTHER BOARDING ESTABLISHMENT IN VIRGINIA. A COPY IS AVAILABLE IMMEDIATELY UPON REQUEST AND IS TO BE PRESENTED TO YOU AT THE TIME OF INTAKE IN THE FORM OF A WRITTEN DOCUMENT. IF YOU HAVE A COMPLAINT, YOU MAY CONTACT YOUR LOCAL LAW-ENFORCEMENT OFFICER OR THE VIRGINIA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, RICHMOND, VIRGINIA.

- C. Failure to display or provide the consumer with the written notice as required by this section is punishable as a Class 3 misdemeanor.

**§3.1-796.106. Investigators; qualifications; appointment; term; penalty. [continued]**

F. The State Veterinarian shall remove from the list required by subsection A any person:

1. Who has not been appointed as a humane investigator within three years of having been placed on the list;
2. Whose appointment as a humane investigator has been revoked as provided in §3.1-796.106:1;
3. Whose term as a humane investigator has expired, if such person has not been appointed to a succeeding term by the circuit court before or within thirty days after the term expired.

**§3.1-796.106:1. Revocation of appointment of humane investigators; State Veterinarian may investigate allegations.**

- A. Upon a motion by the attorney for the Commonwealth, the circuit court that appointed a humane investigator may revoke his appointment if he is no longer able to perform the duties of a humane investigator, has been convicted of any felony, Class 1 misdemeanor, or a violation of any provision of this chapter or any other law regarding animals; or for good cause shown. The court shall notify the State Veterinarian of each such revocation.
- B. The State Veterinarian may investigate any allegation that a humane investigator has violated this chapter and report his findings and recommendations to the attorney for the Commonwealth. The State Veterinarian may authorize a State Veterinarian's representative to conduct such investigation. The report shall be held confidential except that the substance of the allegation against the humane investigator shall be disclosed to the humane investigator upon his written request.

**§3.1-796.106:2. Powers and duties of humane investigators.**

- A. Any humane investigator may, within the locality for which he has been appointed, investigate violations of laws and ordinances regarding care and treatment of animals and disposal of dead animals.
- B. Each humane investigator shall carry during the performance of his powers and duties under this chapter an identification card issued by the State Veterinarian. The identification card shall include the following information regarding the humane investigator:
1. His full name;
  2. The locality for which he has been appointed;
  3. The name of the circuit court that appointed him;
  4. The signature of the circuit court judge that appointed him;
  5. A photograph of his face;
  6. The date of expiration of his appointment.
- C. Each humane investigator shall record on a form approved by the State Veterinarian every investigation he performs, maintain such record for five years, and make such record available upon request to any law-enforcement officer, animal control officer or State Veterinarian's representative. Each humane investigator shall file quarterly a report summarizing such records with the State Veterinarian on a form approved by him. A humane investigator's appointment may be revoked as provided in §3.1-796.106:1 if he fails to file such report.

**\* §3.1-796.107. Complaint of suspected violation; investigation.**

- A. Upon receiving a complaint of a suspected violation of this chapter, any ordinance enacted pursuant to this chapter or any law for the protection of domestic animals, any animal control officer, law-enforcement officer, or State Veterinarian's representative may, for the purpose of investigating the allegations of the complaint, enter upon, during business hours, any business premises, including any place where animals or animal records are housed or kept, of any dealer, pet shop, groomer, or boarding establishment. Upon receiving a complaint of a suspected violation of any law or ordinance regarding care or treatment of animals or disposal of dead animals, any humane investigator may, for the purpose of investigating the allegations of the complaint, enter upon, during business hours, any business premises, including any place where animals or animal records are housed or kept, of any dealer, pet shop, groomer, or boarding establishment.

**§3.1-796.66. Definitions. (continued)**

"Treatment" or "adequate treatment" means the responsible handling or transportation of animals in the person's ownership, custody or charge, appropriate for the age, species, condition, size and type of the animal.

"Veterinary treatment" means treatment by or on the order of a duly licensed veterinarian.

"Weaned" means that an animal is capable of and physiologically accustomed to ingestion of solid food or food customary for the adult of the species, and has ingested such food, without nursing, for a period of at least five days.

The Board may promulgate rules and regulations or guidelines consistent with the objectives and intent of this chapter concerning the care and transportation of animals.

**§3.1-796.67:1. Authority of the Commissioner.**

The Commissioner of Agriculture and Consumer Services shall have the power to enter into agreements with local, state and federal agencies or other persons for the control of coyotes which pose a danger to agricultural animals.

**\* §3.1-796.67:2. Animal shelters; power to inspect.**

The State Veterinarian and each State Veterinarian's representative shall have the power to conduct inspections of animal shelters, and companion animal rescue agencies; and inspect any business premises where animals are housed or kept, including any boarding establishment, kennel, pet shop, pound, or the business premises of any dealer, exhibitor or groomer, at any reasonable time, for the purposes of determining if a violation of

- (i) this chapter;
- (ii) any other state law governing the care, control or protection of animals; or
- (iii) any other state law governing property rights in animals has occurred.

The State Veterinarian shall have the authority to conduct inspections of foster homes for the same purposes only with proper cause or specific request from a pound, animal shelter, companion animal rescue agency, animal control officer, humane investigator, or any other law enforcement officer, which shall include, but not be limited to, a violation of the provisions of this chapter.

**Article 2. Animal Welfare.****\* §3.1-796.68. Care of animals by owner; penalty.**

A. Each owner shall provide for each of his companion animals:

1. Adequate feed;
2. Adequate water;
3. Adequate shelter that is properly cleaned;
4. Adequate space in the primary enclosure for the particular type of animal depending upon its age, size, species, and weight;
5. Adequate exercise;
6. Adequate care, treatment, and transportation; and
7. Veterinary care when needed or to prevent suffering or disease transmission.

**\* §3.1-796.68. Care of animals by owner; penalty. (continued)**

The provisions of this section shall also apply to every animal shelter, pound, companion animal rescue agency, foster home, dealer, pet shop, exhibitor, kennel, groomer and boarding establishment. This section shall not require that animals used as food for other animals be euthanized. For the purposes of this section and §3.1-796.83:1, "groomer" means a person who, for a fee, cleans, trims, brushes, makes neat, manicures, or treats for external parasites an animal.

- B. Game and wildlife species shall be cared for in accordance with regulations promulgated by the Board of Game and Inland Fisheries by January 1, 1994.
- C. Violation of this section is a Class 4 misdemeanor.

**§3.1-796.69. Transporting animals; requirements; penalty.**

No owner, railroad or other common carrier when transporting any animal shall allow that animal to be confined in any type of conveyance more than twenty-four consecutive hours without being exercised, properly rested, fed and watered as necessary for that particular type and species of animal. A reasonable extension of this time shall be permitted when an accident, storm or other act of God causes a delay. Adequate space in the primary enclosure within any type of conveyance shall be provided each animal depending upon the particular type and species of animal. No person shall import into the Commonwealth, nor export from the Commonwealth, for the purpose of sale or offering for sale any dog or cat under the age of eight weeks without its dam. Violation of this section shall be punishable as a Class 1 misdemeanor.

**§3.1-796.70. Sale, etc., of unweaned or certain immature animals prohibited; penalty.**

- A. No person shall sell, raffle, or offer for sale as pets or novelties, or offer or give as a prize, premium, or advertising device any living chicks, ducklings, or other fowl under two months old in quantities of less than six or any unweaned mammalian companion animal or any dog under the age of seven weeks without its dam, or any cat under the age of seven weeks without its queen. Dealers may offer immature fowl, unweaned mammalian companion animals, dogs or cats under the age of seven weeks for sale as pets or novelties with the requirement that prospective owners take possession of the animals only after fowl have reached two months of age, mammalian companion animals have been weaned, and dogs and cats are at least seven weeks of age. Nothing in this section shall prohibit the sale of an unweaned animal
  - (i) as food for other animals or
  - (ii) with the lactating dam or queen or a lactating surrogate dam or queen that has accepted the animal.
- B. Dealers shall provide all dogs and cats with current vaccinations against contagious and infectious diseases, as recommended in writing and considered appropriate for the animal's age and breed by a licensed veterinarian, or pursuant to written recommendations provided by the manufacturer of such vaccines at least five days before any new owner takes possession of the animal. For dogs, the vaccinations required by this subsection shall include at a minimum canine distemper, adenovirus type II parainfluenza, and parvovirus. For cats, the vaccinations required by this subsection shall include at a minimum rhinotracheitis, calicivirus, and panleukopenia. Dealers shall provide the new owner with the dog's or cat's immunization history.
- C. Violation of this section is a Class 3 misdemeanor.

**§3.1-796.71. Failure of dealer or pet shop to provide adequate care, etc.; penalty.**

Any dealer or pet shop that fails to adequately house, feed, water, exercise or care for animals in his or its possession or custody as provided for under this chapter shall be guilty of a Class 3 misdemeanor. Such animals shall be subject to seizure and impoundment, and upon conviction of such person the animals may be sold, euthanized, or disposed of as provided by §3.1-796.96 licensed, tagged, or tattooed animals. Such failure shall also constitute grounds for revocation of a permit or certificate of registration after public hearing. Any funds that result from such sale shall be used first to pay the costs of the local jurisdiction for the impoundment and disposition of the animals, and any funds remaining shall be paid to the owner, if known. If the owner is not found, the remaining funds shall be paid into the Literary Fund.

**§3.1-796.72. Misrepresentation of animal's condition; penalties.**

No person shall misrepresent the physical condition of any animal at the animal's sale, trade, delivery, or other method of transfer. For the purpose of this section misrepresentation shall include selling, trading, delivering or otherwise transferring an animal to another person with the knowledge that the animal has an infection, communicable disease, parasitic infestation, abnormality or other physical defect that is not made known to the person receiving the animal. However, sale of an agricultural animal that has external or internal parasites that are not made known to the person receiving the animal shall not be a violation of this section unless the animal is clinically ill or debilitated due to such parasites at the time of sale, trade, delivery or transfer of the animal. Violation of this section shall be punishable as a Class 3 misdemeanor.

**§3.1-796.73. Abandonment of animal; penalty.**

No person shall abandon or dump any animal. Violation of this section is a Class 3 misdemeanor. Nothing in this section shall be construed to prohibit the release of an animal by its owner to an animal shelter, pound, humane society, or companion animal rescue agency.

**§3.1-796.74. Exceptions regarding veterinarians.**

Sections 3.1-796.68 through 3.1-796.73, 3.1-796.78 through 3.1-796.83:2, 3.1-796.105 through 3.1-796.108, 3.1-796.120, and 3.1-796.126:1 through 3.1-796.126:7 shall not apply to: (i) a place or establishment which is operated under the immediate supervision of a duly licensed veterinarian as a hospital or boarding establishment where animals are harbored, boarded and cared for incident to the treatment, prevention, or alleviation of disease processes during the routine practice of the profession of veterinary medicine, or (ii) animals boarded under the immediate supervision of a duly licensed veterinarian.

**\* §3.1-796.75. Procedure for animals left unclaimed with veterinarian or boarding establishment after public notice; lien; sale.**

Any animal not claimed by its owner from a licensed veterinarian or boarding establishment within fourteen days after a letter of notice has been sent to the owner, by the veterinarian or boarding establishment, may be sold by the veterinarian or boarding establishment. The animal may be sold at public or private sale for fair compensation to a person capable of providing care consistent with this chapter. Any expense incurred by the veterinarian or boarding establishment becomes a lien on the animal and the proceeds of the sale shall first discharge this lien. Any balance of the proceeds shall be paid to the owner. If the owner cannot be found within the next ensuing thirty days, the balance shall be paid to the state treasury. If no purchaser is found, the animal may be offered for adoption or euthanized.

# Del Ray Citizens Association

PC DOCKET ITEM #8  
SUP2003-0113

PO Box 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

To: Members of Alexandria Planning Commission  
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair  
Sarah Haut, Land Use Committee Co-Chair  
Justin Wilson, President

Date: January 30, 2004

Subject: SUP#2003-0113  
Consideration of a request for a Special use permit to operate a daytime care and overnight kennel of canines with ancillary retail sales and services at 2000A Jefferson Davis Hwy. A parking reduction is required.

The applicant, Paul Haire, attended the Land Use committee meeting on January 15, 2004 to present the proposal. The item was announced in the Association newsletter and at the January membership meeting.

Mr. Haire wishes to establish a canine care center to provide daytime care for approximately 60 dogs, overnight kenneling for up to 40 dogs, retail sales of pet supplies, dog grooming, and training. The center will also offer off-site canine care services such as walking and over-night sitting.

The center will provide pet transportation to and from the facility and to other locations on an 'as needed' basis. Otherwise, the animals will be indoors. Medical care, appropriate for non-veterinary personnel, will be available on site.

Admittance to the program will require a written application, an interview with the owner with their dog, and completion of a satisfactory trial visitation by the dog, prior to acceptance.

The discussion touched on several issues. The building is made of concrete block. HEPA filters will be installed inside the building to control odors. Noise is not expected to be an issue since there will be an adequate ratio of handlers to dogs, and behavior modification will be used. Troublesome dogs will be isolated and not readmitted to the center. Sound insulation to building will be made if needed.

We asked that the landscaping not be attractive to use for curbing dogs. The committee supports the landscape concept proposed by the applicant as an attractive concept. It draws inspiration from the Simpson Stadium Park Waterwise Gardens. We were assured that employees would abide by city ordinances for fecal pick up.

The applicant agreed to provide exterior lighting that is down casting and shielded to remain on the property.

On-site parking is limited to 13 spaces. Five spaces will be dedicated to the center's use. Although the clientele is expected to draw heavily from the neighborhood, there most likely be a high demand for parking at peak periods. The applicant agreed to explore options to maximize the lot capacity and turnover rate. He is willing to encourage clients to opt for transportation services and not to lingering on the site during peak periods. Additional employees may also be assigning to expedite the

drop-off/pick up process. The committee suggested tandem parking be used for employees.

The committee recommended to *support the application with the following conditions:*

- The applicant will encourage employee use of public transportation and non-motorized vehicular means to work.
- The applicant shall screen the trash receptacles.

The use is oriented towards services in demand in the Del Ray neighborhood. Although the committee felt that the peak demand will be greater than the previous woodworking shop, the overall intensity of the enterprise will probably not.

At their January 29, 2004 meeting, the Executive Board voted in favor of the Land Use committee recommendation.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Justin Wilson at 703-299 1576.





*PC Docket Item #8  
SUP 2003-0113*

DEPARTMENT OF PLANNING AND ZONING

301 King Street, Room 2100

P. O. Box 178

Alexandria, Virginia 22313

ci.alexandria.va.us

Phone (703) 838-4666

Fax (703) 838-6393

DATE: JANUARY 30, 2004

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: EILEEN FOGARTY, DIRECTOR, PLANNING AND ZONING

SUBJECT: SUP#2003-0113, DOCKET ITEM #8  
2000 JEFFERSON DAVIS HIGHWAY  
APPLICANT, K&B MANAGEMENT, BY PAUL HAIRE

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On January 24, 2004, City Council approved SUP#2003-0106 for a private club called Stepping Stones at the north end of the subject building, which is also the site for a proposed canine facility. In that report, staff recommended that landscaping be installed on the property, and City Council amended the condition to the following:

"The property owner shall invest a minimum of \$2,000 to complete a landscaping improvement project on the southern 20 feet of the property by June 30, 2004. Such a project shall be designed to beautify the site using a design concept based on the WaterWise Garden at the Simpson Stadium Park. The implemented plan shall be reviewed during the one year review for this SUP. The property owner shall provide Planning and Zoning with a copy of the landscaping plan by May of 2004."

For the subject canine facility, Condition #7 of the staff report requires landscaping. Staff now recommends, however, that it be amended to the above language which meets the intent of staff's original recommendation, and is consistent with what was recommended by City Council for the property in the approved private club case. The applicant has agreed to the new condition.

# Del Ray Citizens Association

4  
2-21-04

PO Box 2233

Alexandria VA 22301

Established 1954

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**To:** Honorable Members of City Council  
Eileen Fogarty, Director, Office of Planning and Zoning

**From:** Justin Wilson, President  
Amy Slack, Land Use committee Co-chair  
Sarah Haut, Land Use committee Co-chair

**Date:** February 20, 2004

**Subject:** SUP#2003-0113, 2000A Jefferson Davis Hwy  
Consideration of a request for a Special use permit to operate a daytime  
care and overnight kennel of canines with ancillary retail sales and  
services . A parking reduction is required.  
Zoned: CSL Applicant: Paul Haire

At the February 9, 2004 general membership meeting, we voted to support the subject Special Use Permit application as amended by the Planning Commission on February 2, 2004.

We request your support for this position and welcome your questions and comments.  
Please feel free to contact President Justin Wilson at 703-299 1576 and Co-chairs  
Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060.